

PUBLIC SALE

TRUSTEES' SALE
OF
VALUABLE REAL ESTATE
FREDERICK COUNTY,
MARYLAND

By virtue of a Decree of the Circuit Court for Frederick County, sitting as a Court of Equity, passed on the 14th day of April, 1964, in the case of Grace E. Eaton, widow, et al., Plaintiffs, vs. John J. Eaton, et al., Defendants, it being No. 20558 on the Equity Docket of said Court, the undersigned Trustees will offer at Public Sale at the Court House Door, in Frederick City, Frederick County, Maryland, on

FRIDAY, MAY 15, 1964

at the hour of 10:00 A.M., all of the following described real estate, with improvements thereon, situate, lying and being in Lewistown Election District, Frederick County, Maryland, and consisting of two parcels of land:

FIRST PARCEL: All that parcel of land located on the West side of Bethel Road, North of Mountindale, containing 4 acres of land, more or less, as described in a Deed from Joseph C. Eaton to Samuel C. Eaton, dated February 16, 1914 and recorded in Liber H.W.B. 308, folio 164, one of the Land Records of Frederick County; this lot is improved with a two-story, frame dwelling, equipped with electricity, well water, and metal roof. Other outbuildings consist of a wash house and a small ground barn.

SECOND PARCEL: All those three tracts or parcels of land described and conveyed in a Deed from Mattie C. Ocker, et al., to Samuel C. Eaton, dated December 21, 1918 and recorded in Liber 326, folio 327, one of the Land Records of Frederick

County and described as follows:

FIRST: All that tract or parcel of land described in a Deed from Joseph C. Eaton to Samuel C. Eaton and Rebecca D. Barbour, dated December 13th, A.D. 1916, and recorded in Liber 322, folio 391, one of the Land Records of Frederick County.

SECOND: All that tract or parcel of land described in a Deed from Joseph C. Eaton to Samuel C. Eaton, Rebecca D. Barbour and Mattie C. Ocker, dated December, 1916, and recorded in Liber 322, folio 390, one of the Land Records of Frederick County.

THIRD: All that tract or parcel of land described in a Deed from Joseph Eaton to Samuel C. Eaton and Mattie C. Ocker, dated December 13, 1916, and recorded in Liber 322, folio 390, one of the Land Records of Frederick County, said three tracts of land containing in the aggregate 25 acres, 3 roods and 37 square perches, more or less, these lots are unimproved. The **FIRST** and **SECOND** Parcels above described are **SUBJECT** to a 15 foot right of way on the Northernmost side of the 4 acres parcel and the 25 acres, 3 roods and 37 square perches to a tract beyond the Second Parcel.

POSSESSION: Immediately upon final settlement.

TERMS OF SALE: As prescribed in the Decree of the Court, one-third of the purchase money to be paid in cash on the day of sale, or on the ratification thereof by the Court, the residue in six (6) months, the purchaser or purchasers giving his, her, or their notes, with approved security and bearing interest from the day of sale, or all cash at the option of the purchaser or purchasers. All costs of conveyancing including Federal and State Revenue

LIBER

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No. 20,558 Equity
Cert. of Purchase of Land No. 1

✱

I

We, hereby acknowledge that we have

this 15th day of May, A.D. 1964,

purchased at Public Sale of W. Jerome

Offutt and Alton Y. Bennett, Trustees in

No. 20558 Equity in the Circuit Court for

Frederick County, Sitting as a Court of

Equity, all that real estate together with

the improvements thereon described in the

AS FIRST PARCEL

annexed advertisement, for the sum of

Fifty-two Hundred (\$5,200.00)

Dollars

✱

and we hereby covenant to comply with the

terms of sale set forth in said advertisement

and announcement by the Auctioneer on the

day of sale.

by

Witness our Hand(s) and Seal(s).

Witness:

Emmert R. Bowlus

Emmert R. Bowlus

Mrs. Catherine H. Eaton

(SEAL)

Mrs. Catherine H. Eaton

Robert W. Eaton

(SEAL)

Robert W. Eaton

Stamps to be at the expense of the purchaser or purchasers. A deposit of One Thousand (\$1,000.00) Dollars will be required of the purchaser or purchasers on the day of sale.

W. JEROME OFFUTT,
ALTON Y. BENNETT,
Trustees

Emmert R. Bowlus, Auctioneer

W. Jerome Offutt

Ralph L. Gastley, Jr., Solicitors

Filed May 18, 1964